

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF DENTON §

WHEREAS, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, are the owners of a 2.07 acre tract of situated in the Reuben Beebe Survey, Abstract Number 29, in the City of Sanger, Denton County, Texas, being all of a called 1.06 acre tract of land conveyed to Chup Corporation, Inc., Kumar Mainali, and Ramesh Sapkota by deed of record in Document Number 2023-45774 of the Official Records of Denton County, Texas, and being all of a called 1.01 acre tract of land conveyed to RF & Sons Properties, LLC by warranty deed with vendor's lien of record in Document Number 2024-34930 of said Official Records, and being more particularly described by metes and bounds, as follows:

**COMMENCING**, at a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the West end of a corner clip at the intersection of the Southeast right-of-way line of Farm to Market Road Number 455 (variable width right-of-way) and the Southwest right-of-way line of Sable Creek Boulevard (80-foot right-of-way), at the beginning of a non-tangent curve to the right being the North corner of a called 1.10 acre tract of land conveyed to RF & Sons Properties, LLC by deed of record in Document Number 2023-10065 of said Official Records, also being a southerly corner of a called 1.0854 acre tract (Parcel 124) conveyed to the State of Texas by deed of record in Document Number 2018-131599, from which a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found at the East end of said corner clip bears S77°57'10"E, a distance of 45.34 feet;

**THENCE**, along the Southeast right-of-way line of Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.10 acre tract, along said non-tangent curve to the right having a radius of 1,565.00 feet, a chord bearing of S60°58'33"W, a chord length of 173.15 feet, a delta angle of 06°20'33", an arc length of 173.24 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve and the **POINT OF BEGINNING**;

**THENCE**, S20°48'30"E, leaving the Southeast right-of-way of said Farm to Market Road Number 455, along the Southwest line of said 1.10 acre tract, being the common Northeast line of said 1.01 acre tract a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.10 acre tract and the Southeast corner of said 1.01 acre tract, at the beginning of a tangent curve to the right;

**THENCE**, in a southwesterly direction, along the Southeast line of said 1.01 acre tract, along a non-tangent curve to the right, having a radius of 1787.35 feet, a chord bearing of S66°40'14"W, a chord length of 157.38 feet, a delta angle of 05°02'47", an arc length of 157.43 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the end of said curve;

**THENCE**, S69°11'30"W, along the Southeast line of said 1.01 acre tract, in part, a distance of 257.12 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the Southwest corner of said 1.06 acre tract;

**THENCE** N20°48'30"W, a distance of 222.35 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the Northwest corner of said 1.06 acre tract, from which a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found bears S69°11'30"W, a distance of 407.71 feet;

**THENCE**, N69°11'30"E, along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.06 acre tract, in part, a distance of 257.19 feet to a 1/2 inch iron rod with orange plastic cap stamped "TxDOT" found in the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, at the beginning of a tangent curve to the left;

**THENCE**, continuing along the Southeast right-of-way line of said Farm to Market Road Number 455, said 1.0854 acre tract, being the common Northwest line of said 1.01 acre tract, along said tangent curve to the left, having a radius of 1565.00 feet, a chord bearing of N66°40'10"E, a chord length of 137.74 feet, a delta angle of 05°02'40", an arc length of 137.79 feet to the **POINT OF BEGINNING**, and containing 2.07 acres (90,000 square feet) of land, more or less.

**NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:**

THAT, CHUP CORPORATION, INC., KUMAR MAINALI, RAMESH SAPKOTA and RF & SONS PROPERTIES, LLC, do hereby adopt this plat, designating herein described property as **SANGER BUSINESS ADDITION, LOTS 1 & 2, BLOCK A**, an addition to the City of Sanger, Denton County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same. All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: CHUP CORPORATION, INC.

BY: \_\_\_\_\_  
Date

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

OWNER: KUMAR MAINALI

BY: \_\_\_\_\_  
Kumar Mainali Date

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared KUMAR MAINALI, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of \_\_\_\_\_

OWNER: RAMESH SAPKOTA

OWNER: \_\_\_\_\_  
Ramesh Sapkota Date

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

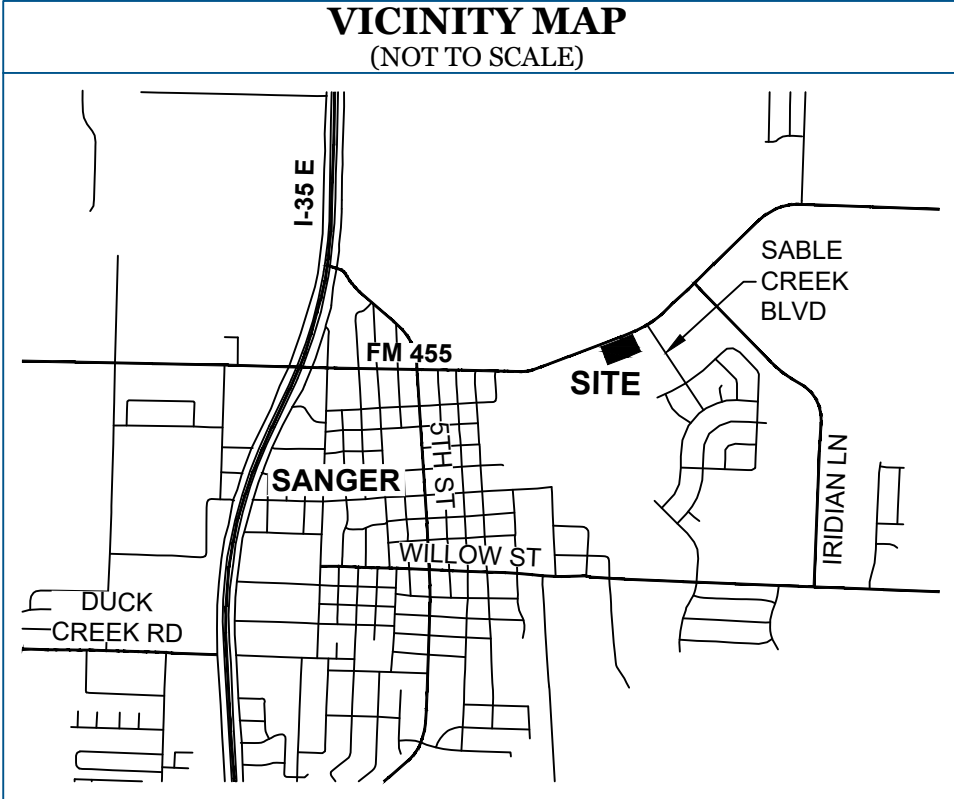
BEFORE ME, the undersigned authority, on this day personally appeared RAMESH SAPKOTA, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of \_\_\_\_\_

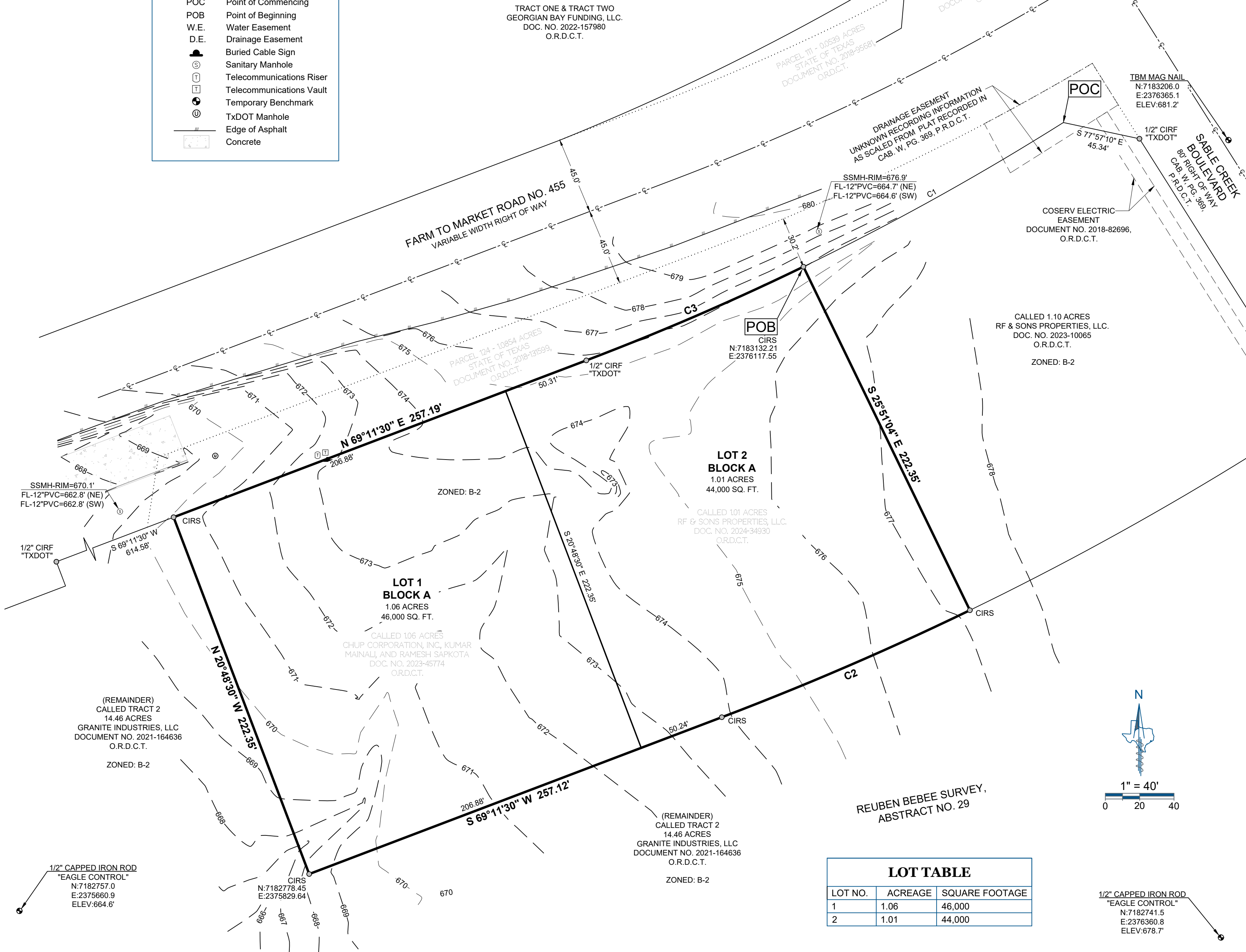
PRELIMINARY PLAT  
SANGER BUSINESS  
ADDITION  
LOTS 1 & 2, BLOCK A  
2.07 ACRES

JOSE MARIA RUIZ SURVEY, ABSTRACT NO. 1066  
REUBEN BEBEE SURVEY, ABSTRACT NUMBER 29  
CITY OF SANGER, DENTON COUNTY, TEXAS



LEGEND	
D.R.D.C.T.	Deed Records, Denton County, Texas
O.R.D.C.T.	Official Records, Denton County, Texas
CIRS	Capped Iron Rod Set
CIRF	Capped Iron Rod Found
IRF	Iron Rod Found
POC	Point of Commencing
POB	Point of Beginning
W.E.	Water Easement
D.E.	Drainage Easement
⬮	Buried Cable Sign
⊙	Sanitary Manhole
⊠	Telecommunications Riser
⊡	Telecommunications Vault
⊙	Temporary Benchmark
⊙	TxDOT Manhole
—	Edge of Asphalt
—	Concrete

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	173.24'	1565.00'	6°20'33"	S 60°58'33" W	173.15'
C2	157.43'	1787.35'	5°02'47"	S 66°40'14" W	157.38'
C3	137.79'	1565.00'	5°02'40"	N 66°40'10" E	137.74'



LOT TABLE		
LOT NO.	ACREAGE	SQUARE FOOTAGE
1	1.06	46,000
2	1.01	44,000

OWNER: RF & SONS PROPERTIES, LLC.

BY: \_\_\_\_\_  
Date

STATE OF \_\_\_\_\_ §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Sanger, Denton County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED

APPROVED FOR THE PREPARATION OF FINAL PLAT

CITY OF SANGER, TX \_\_\_\_\_  
PLANNING & ZONING COMMISSION DATE

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite: 200  
Denton, TX 76201  
(940) 222-3009

**OWNER**  
Chup Corporation, Inc.,  
Kumar Mainali, and Ramesh Sapkota  
4007 Stonehaven Drive  
Colleyville, Texas 76034  
(913) 237-4600

**OWNER**  
RF & Sons Properties, LLC.  
533 Coyote Road  
Southlake, TX 76092

Eagle Surveying, LLC  
222 South Elm Street  
Suite: 200  
Denton, TX 76201  
940.222.3009  
www.eaglesurveying.com  
TX Firm # 10194177



JOB NUMBER	1802.021-11
DATE	04/24/2024
REVISION	-
DRAWN BY	BE